

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 171 Auburn St. 04103		Owner: City of Portland Lyman Moore Middle School		Phone:	
Owner Address: Portland Public Schools Dept. 331 Veranda Street Portland, ME 04103		Lessee/Buyer's Name: a/a		Phone:	
Contractor Name: L.A. Profenno Co. Inc.		Address: 45 Curtis Rd., Portland, ME 04103		Phone: 207-797-3332	
Past Use: School		Proposed Use: Same		COST OF WORK: \$ 2,000	
				PERMIT FEE: \$ 36.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: E Type 213 Signature: [Signature]	
Proposed Project Description: Open wall as per attached sketch SSK-1-2 & 3. Boiler permit will be applied for separately.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>	
Permit Taken By: TB		Date Applied For: 8-2-99		Signature: _____ Date: _____	

Permit No: **99-0821**

Permit Issued: **PERMIT ISSUED**

AUG 4 1999

CITY OF PORTLAND

Zone: CB 374-B-012

Zoning Approval: **OK**

Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
 2. Building permits do not include plumbing, septic or electrical work.
 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..
- **Send To: L.A. Profenno Co. Inc.
45 Curtis Road
Portland, ME 04103

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 8-2-99	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT **2**

BUILDING PERMIT REPORT

DATE: 3/10/99 ADDRESS: 17 Auburn St. CBL: 374-B-012

REASON FOR PERMIT: Alterations boiler replacement

BUILDING OWNER: PILD School Dept

PERMIT APPLICANT: Contractor L.H. Profano Co. Inc.

USE GROUP E CONSTRUCTION TYPE 203

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITIONS OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: X1, X27

Approved with the following conditions:

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
4. Precastion must be taken to protect concrete from freezing. Section 1908.0
5. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
6. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
7. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993), Chapter 12 & NFPA 211
8. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
9. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 36" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
10. Headroom in habitable space is a minimum of 7'6" (Section 1204.0)
11. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
12. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
13. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
14. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 15.
- 16.

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTE: If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction (include Portion of Building):		171 ADELPHIUM STREET PORT ME 04103	
Total Square Footage of Proposed Structure	INA	Square Footage of Lot	NA
Tax Assessor's Chart, Block & Lot Number		Owner:	Port. Public Schools
Chart# 374	Block# 13	Lot# 012	
Owner's Address:	Portland Public Sch. DEPT. 331 VERANDA STREET PORTLAND MAINE 04103		
Proposed Project Description: (Please be as specific as possible)	Lessee/Buyer's Name (if Applicable)	Cost of Work:	Fee
Sketch: SSK-1-2.63 OPEN WALL AS PER ATTACHED (Boiler Permit Applied for separately)	NA	\$ 2000	\$ 36
Contractor's Name, Address & Telephone	X School - Baker Run 207 KENT AVE PORTLAND ME 04103		
Current Use:	School - Baker Run	Proposed Use:	Same
		Rec'd By	WS

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
 - All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
 - All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
 - HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered professional engineer, architect, or other qualified person. A complete set of construction drawings showing all of the following elements of construction:

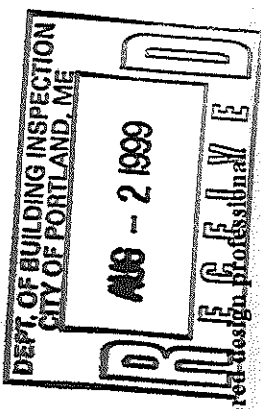
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

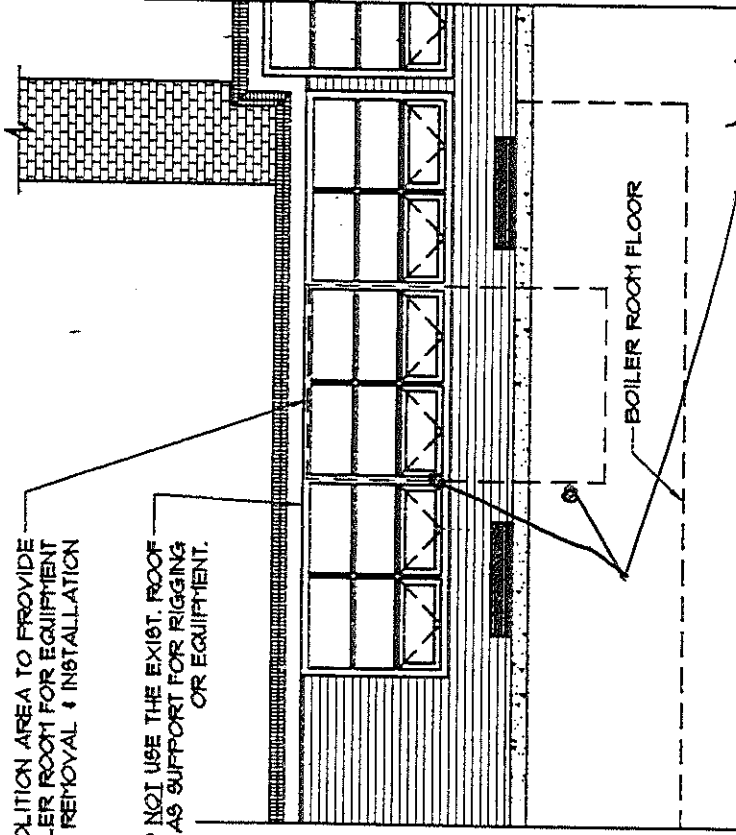
Signature of applicant:  Date: 8/2/99

Building Permit Fee: \$30.00 for the job \$1000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



SELECTIVE DEMOLITION AREA TO PROVIDE ACCESS TO BOILER ROOM FOR EQUIPMENT REMOVAL & INSTALLATION

DO NOT USE THE EXIST. ROOF STRUCTURE AS SUPPORT FOR RIGGING OR EQUIPMENT.



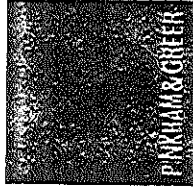
- 1) ~~dash~~ Remove Window Wall As Per Dash-Line
- 2) EXCAVATE Hole Approx Dim. 12' X 18' X 7'
- 3) Remove Block & Brick under Window & Set up Curt wall As Per Dash Line.
- 4) Patch wall As Per SSK-2 & 3
- 5) Compact & Backfill Hole Lomax & Seal
- 6) Replace Brick & Block & Reinstall Window Wall

BOILER ROOM ELEVATION
SCALE: 1/8" = 1'-0"

L.A. Pyles

Please Note, will
Apply for Boiler Permit
Before Installation *AP*

BOILER REPLACEMENT PROJECT



LYMAN MOORE SCHOOL
PORTLAND, MAINE

SCALE: 1/8" = 1'-0"

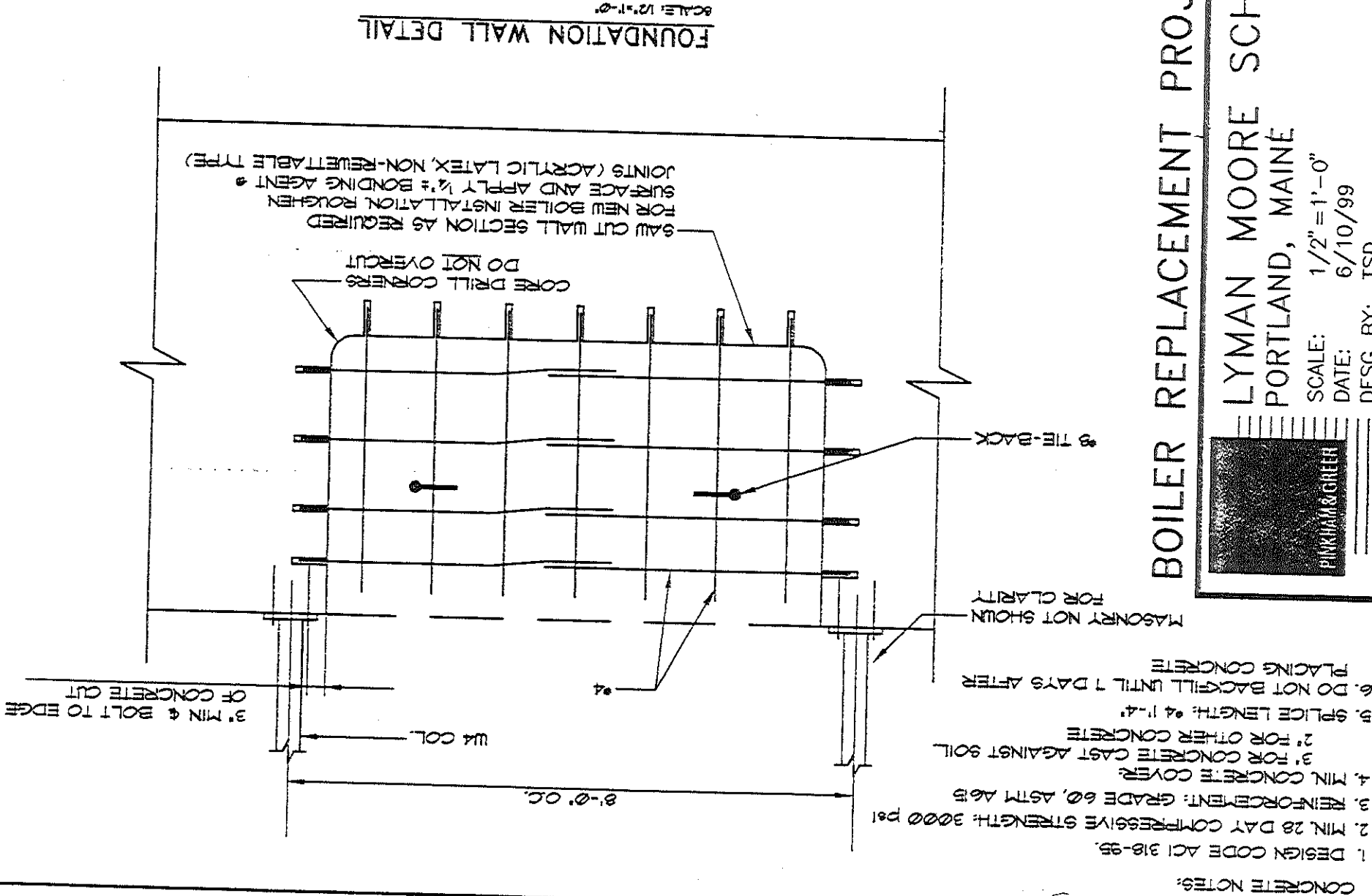
DATE: 6/10/99

DESIGN BY: TSD

PROJECT: 98313

CONSULTING ENGINEERS, INC.
FALMOUTH, MAINE

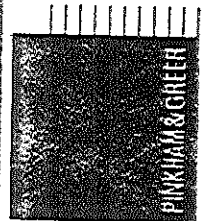
SSK-1



FOUNDATION WALL DETAIL
SCALE: 1/2"=1'-0"

- CONCRETE NOTES:
1. DESIGN CODE ACI 318-95.
 2. MIN. 28 DAY COMPRESSIVE STRENGTH: 3000 psi
 3. REINFORCEMENT: GRADE 60, ASTM A615
 4. MIN. CONCRETE COVER:
 5. 3" FOR CONCRETE CAST AGAINST SOIL
 6. 2" FOR OTHER CONCRETE
 7. SPICE LENGTH: 4'-4"
 8. DO NOT BACKFILL UNTIL 7 DAYS AFTER PLACING CONCRETE

CONCRETE NOTES:

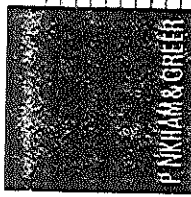


BOILER REPLACEMENT PROJECT
 LYMAN MOORE SCHOOL
 PORTLAND, MAINE

SCALE: 1/2" = 1'-0"
 DATE: 6/10/99
 DESG BY: TSD
 PROJECT: 98313

BOILER REPLACEMENT PROJECT

LYMAN MOORE SCHOOL
PORTLAND, MAINE



SCALE: 1/2" = 1'-0"
DATE: 6/10/99
DESIGNED BY: TSD
PROJECT: 98313

CONSULTING ENGINEERS, INC.
FAIRBANKS, MAINE

SSK-3

FOUNDATION WALL SECTION @ BOILER ROOM
SCALE: 1/2" = 1'-0"

